



Design and Access Statement

Project Address : Second Floor Flat, 5 Mackeson Road, London NW3

1. 5 Mackeson Road is a terraced house within Mansfield Conservation Area. The original form of the property is well preserved and most of its period details remain intact.
2. The main aim is to fit new walk on roof light and extend dormer to fit French doors with balustrade. The width of the dormer will remain the same. New extension will be visible from the rear, however by matching the style with existing it should appear as an integral part of the property.



Rear Elevation .Pic01



3. The size of proposed new extension is approx. 1 m² and it should not have any significant impact on neighbours' properties. New doors overlook the garden.
4. The access to the property from the street side on Ground Floor remains the same.
5. The key proposals to the existing house are to:
 - change the shape of existing dormer in order to fit new double doors and balustrade
 - install walk-on roof light
6. Both I and my clients recognize the value of the historic character of the house, and therefore, it is intended that all highly visible and significant areas are restored or altered using traditional designs, methods and materials to match the original.
7. Internally it is intended to fully integrate the new extension with the rest of the house. New doors, architraves and skirting are to be made to match the originals.
8. Generally materials are to be traditional and natural, with emphasis on lime mortars renders and plasters, non-toxic paints, natural insulations and an absence of UPVC and other plastics.
9. All areas are to be super-insulated wherever access is possible.

Jakub Grzebielucha
Agent

Date: 16/12/2011